

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF LAKE JACKSON

BE IT KNOWN that the City Council of the City of Lake Jackson met on Monday, March 21, 2022, at 6:30 p.m. in Regular Session at 25 Oak Drive, Lake Jackson, Texas, Lake Jackson City Hall with the following in attendance:

Gerald Roznovsky, Mayor
Buster Buell, Mayor Pro-Tem
Vinay Singhanian, Councilmember
Matt Broaddus, Councilmember
Rhonda Seth, Councilmember
Jon "J.B." Baker, Councilmember

PLEDGE OF ALLEGIANCE

Councilmember Singhanian led the pledge of allegiance.

INVOCATION

Councilmember Baker led the invocation.

VISITORS COMMENTS

There were no visitor comments.

PRESENTATIONS

Mayor Roznovsky proclaimed April Fair Housing Month.

Robin Hyden introduced the new Assistant Parks and Recreation Director Johnathan Phillips.
Mr. Phillips introduced himself and shared his background.

DECLARATION OF CONFLICTS OF INTEREST

There were no declarations

CONSENT AGENDA

1. Approval of minutes – March 7, 2022 & February 28, 2022 (Workshop)
2. Accept Board and Commission minutes:
 - a. KLJB 021522
3. Approve 2022 street closures for the following events and dates:
 - a. Concert Series – Circle Way on Fridays from 5/27 – 7/8 from 6pm-11pm
 - b. Independence Day – Circle Way for fireworks, festivities, and concert on 7/4 from 3pm-10pm
 - c. Our Lady Queen of Peace Fall Festival – Circle Way on 10/23 from 6am-5pm
 - d. Festival of Lights Tree Lighting and Pajama Jam – Circle Way on 11/18 from 4pm-11pm
 - e. Festival of Lights festivities – Circle Way on 11/19 & 11/20 from 6am-10pm with 11/20 being the inclement weather reschedule day

- f. Festival of Lights Parade – Circle Way starting in the 10-block to near the Civic Center on 11/19 from midnight Saturday morning ending midnight Sunday morning
4. Approve addendum to interlocal agreement with Velasco Drainage District for storm sewer videoing and ditch grading

On motion by Councilmember Singhania seconded by Councilmember Buell with all present members voting “aye” the consent agenda was approved as follows:

1. Approval of minutes – March 7, 2022 & February 28, 2022 (Workshop) - *approved*
2. Accept Board and Commission minutes: *accepted*
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DISCUSS ALLOWING RESIDENTS TO KEEP CHICKENS IN CITY LIMITS – JENNEFER DUCOTE & CIARA ROMERO

Jennefer Ducote - 407 Dogwood

Ciara Romero - 410 Dogwood

Ms. Ducote and Ms. Romero requested to repeal the ordinance prohibiting chickens in Lake Jackson and adopt the current ordinance from Angleton. They believe having chickens provides a sustainable food source and teaches children responsibility. They started a petition and have obtained 410 signatures in favor of allowing chickens. The signatures were collected in two weeks.

Ms. Ducote said that through an open records request she learned that the Lake Jackson Police Department has received 35 calls pertaining to chickens from 2020 to present. Two of those calls were from Ms. Ducote. Most of the calls are from neighbors telling on their neighbors.

Ms. Ducote said that according to Angleton’s ordinance from 2020 to now, they have received 12 calls, four of which just wanted to know if they could have chickens and if so, would they need a permit. The other calls were for chickens that had gotten out or misc. calls.

Ms. Ducote said that chickens are good for pest control. By having permit fees, it will help recover some of the cost from the Humane Department.

Ms. Ducote shared that she reached out to Texas Agricultural Life in Angleton. They come out to the community if requested to talk about how to raise chickens, take care of coops and other things for free. They will come out to inspect your chickens for free. They also do classes every year to teach citizens everything they need to know about taking care of chickens.

Ms. Romero said their request is not to have the chickens roaming around freely. They are requesting to have chickens in an enclosure.

Mayor Roznovsky noted the recommended square footage for each animal is two sq. ft. for their own personal area, but up to eight sq. ft. for each animal to roam in a coop. When you start talking about six animals the coop will need to be large. Residents with smaller lots will be restricted from having chickens because of property setbacks.

Mayor Roznovsky shared that he grew up having chickens. The chicken pens were far away from the house due to the smell. There will be both good and bad caretakers. By introducing this group of animals into the community it will require time and management from the city. Mayor Roznovsky said Lake Jackson is not a farming community and this request will face challenges.

Councilmember Seth thanked Ms. Ducote and Ms. Romero for their research and coming prepared with solutions. Councilmember Seth commented that things have changed from years ago. She went to Walmart and found bare shelves. Councilmember Seth felt it would give citizens security and allow them to be self-sufficient and provide for themselves.

The Angleton ordinance is very well written and addresses every issue that could come up. Councilmember Seth said she contacted the Angleton City Manager and asked him what the city would do differently and if there were any problems they were not anticipating. Mr. Whittaker said they have more problems with dogs than they have ever had with chickens. She also spoke to an Angleton City Councilmember, and they agreed that the city should have adopted the ordinance a long time ago.

Councilmember Broaddus asked if there was a count of how many permits were issued in the City of Angleton since they adopted the ordinance. Ms. Ducote said she requested, but she has not received the information yet.

Mayor Roznovsky asked what happens if you have a neighbor with a dog that never barks? All the sudden chickens come in next door and the dog gets hostile and starts barking all the time making him a nuisance. Where does the city divide the line? Mayor Roznovsky said he was thinking of potential complaints that would come before council for them to address. This would put council in a position to have to decide on where change would need to be made.

Councilmember Seth felt that the Angleton ordinance addresses potential problems.

Councilmember Buell said his backyard would not hold two chickens. This could be seen as punishing those with small yards.

Councilmember Seth said requirements should be set. Council can set the standards. Not everyone will fit into the standards, but that should not mean that everyone is punished and not allowed to have chickens because someone else's yard is smaller.

Ms. Ducote stated that people are doing it illegally. She is only suggesting Angleton's ordinance because it addresses many of the concerns. She also suggested a sliding scale from three to six chickens for those who have smaller lots.

Councilmember Buell was concerned about a potential issue with citizens feeling like they are being punished if they have a small yard and are not able to keep chickens.

Councilmember Broaddus asked if citizens are allowed to keep a pot belly pig, goat, or a parakeet. Ms. Russell answered pot belly pigs and goats are not allowed because they are livestock, but a parakeet is allowed.

Mayor Roznovsky noted the challenges with raising chickens. It takes a responsible person to raise them. Angleton started out as a farming community and Lake Jackson did not. He believes there will be a lot of hurdles to overcome.

Mayor Roznovsky asked Ms. Ducote and Ms. Romero if either has raised chickens. Neither had raised chickens. Mayor Roznovsky stated a chicken's lifespan can be up to 15 years. He also noted that chickens lay egg for only two to three years. What do you do with chickens after they stop laying eggs? Lake Jackson has an ordinance that does not allow butchering. This is another challenge. Mayor Roznovsky stated an ordinance change would require education for the public.

Travis Pate – 302 Caladium

Mr. Pate shared that he lives in an area where his yard is too small to have a chicken coop. He likes pools and his yard is too small for a pool. It was his choice to live there, and he does not see it as a punishment if he is not able to have chickens or a pool. Mr. Pate also shared that he spoke to a couple of Angleton police officers, and they rarely deal with chickens.

Garry Hunter – 117 Mesquite

Mr. Hunter shared that he is opposed to repealing the laws on chickens. He stated that chickens attract flies, hawks, racoons, bobcats, coyotes, snakes, and dogs. They smell and are not as quiet as people may think. Sometimes the hens assume the position of a rooster and crow every morning. A shabby chicken coop can be a missile during a hurricane. Who takes care of chickens during a hurricane? Someone starts out with six hens, six becomes ten and ten becomes one hundred. Mr. Hunter said he has personally seen this happen. It becomes inhumane for the chickens.

Sherry Hunter – 117 Mesquite

Ms. Hunter also stated she does not agree with having chickens in city limits. She said people will eventually want to bring in other animals like pigs and goats.

Mr. Mundo asked Ms. Russell if the state law gives latitude for municipalities to follow. Ms. Russell said there was not a lot of detail, but people were allowed to have six chickens.

Councilmember Seth stated the bill passed the house several times, but it has stalled in the senate because TML lobbies against it because they feel it should be a local decision.

Mayor Roznovsky stated that State Legislature was trying to pass a bill allowing six animals, but the flexibility was given to the cities to enforce restrictions from setbacks, coop size, etc. The reason the bill has not gone forward in the Senate is because they felt a city could come in with restrictions and disallow animals. There was not a provision stating a city had to allow it. This is one of the reasons why it was hung up.

Glen Jones – 118 Cypress

Mr. Jones is concerned about the rest of the people who do not agree with keeping chickens. He expressed the need and support for this ordinance change before it moves forward. A city cannot be all things for all people.

Councilmember Seth noted that 410 signatures were collected in only ten days. That is a lot of signatures.

Mr. Jones is looking into the future and asked what will happen with the next subdivision that comes in and people want to bring in chickens. Not everyone is going to be for the chickens. No one lives in Lake Jackson because you can have chickens.

Amy Tasto – 57 Caladium Court

Ms. Tasto stated she is all for the ordinance change to allow chickens. There are subdivisions in Angleton that do not allow chickens. HOA's can decide if they do not want to allow chickens in their neighborhood. Ms. Tasto does not feel people should be limited.

Lisa Davis – 119 Strawberry

Ms. Davis is a gardener and composts a lot. Chicken compost is like gold to gardeners. She stated that Austin has a good chicken policy, and they did it so people can recycle their food. Chickens will eat anything from the kitchen. Whether chickens are allowed, this is another way to recycle because chickens can eat almost any food waste.

Mayor Roznovsky thanked Ms. Ducote and Ms. Romero for coming to council and going about it the right way.

Mayor Roznovsky noted this was for discussion only.

Councilmember Seth wanted to know if staff could be given direction to investigate this further. Ms. Russell stated direction could be given without making a motion.

Mayor Roznovsky stated this is the first-time council has discussed it. This item can come back on a future agenda and in the meantime, staff can be given direction to gather more information.

Ms. Borth suggested a poll. Mayor Roznovsky noted that a Facebook poll will get input from people that do not live in the community.

Councilmember Broaddus asked what other cities in the general area allow chickens. Several answered and said there are chickens allowed in Pearland, Sweeny, Angleton, Alvin, Clute, and Freeport.

Councilmember Broaddus would like more information on what is out there. He noted the Angleton ordinance is comprehensive.

Councilmember Singhania shared that he has received several requests for chickens in the past. He shared that city staff should be given direction to look into providing more data and other city ordinances that may have similar demographics as Lake Jackson. Angleton may not have been a good example since they started as a farming community.

Mayor Roznovsky suggested finding out:

1. Who allows chickens?
2. What are the ordinances?
3. Are permits required and if so, are there permit fees?
4. How does the city manage?
5. How many permits do they issue if permits are required?

Councilmember Seth also wanted staff to find out if any problems exist with the ordinance and having chickens?

Mr. Mundo stated the project will be assigned to the Humane Department. He also noted that the Angleton fee of \$25 is minimal for the time involved for inspections. Mayor Roznovsky stated most fees are \$40 - \$50.

This item will come back to council on April 18, 2022.

DISCUSS FOOD TRUCK COURT GUIDELINES AND REQUIREMENTS – MEAGAN BORTH

Ms. Borth went over the following staff recommendations and informed this discussion is for food truck courts. This would mean more than one truck.

Items to Consider Requiring:

1. **Concept Plan**- a diagramed plan that includes property lines, adjacent rights-of-way, location of all food trucks, parking areas and surface material, maneuvering areas and surface material, seating areas, and any other information reasonably required by the Code Enforcement Office.
2. **Temporary Site Permit**- a property containing an operation site (within which the food truck will park, prepare, and sell food and/or associated non-alcoholic beverages) where a food truck may be located from time to time must apply for a food truck temporary site permit from the Code Enforcement department prior to allowing a food truck to operate on their property.
3. **Additional Inspections**- Food truck courts, operation sites and food trucks may be inspected from time to time by appropriate city personnel.

Mr. Walton stated trucks are inspected before they go into the city. The vehicle must meet all street requirements and the food establishment meets all the food safety handling requirements. Mayor Roznovsky clarified if all requirements are met, they would receive a certificate of occupancy. Mr. Walton stated the fire department has their own inspection.

Mr. Mundo asked what the food truck court requirements would be. Mr. Walton said they would look at the restroom facilities, seating surfaces for cleanliness and sanitation and walk grounds to make sure there is not an area where garbage is collecting. The inspection would be similar to restaurant facilities.

Councilmember Baker asked how many citations would be needed before trucks would be asked to move. Mr. Walton stated inspections would increase on a unit and they would not be able to open until problems are resolved. The Health Department works with business owners to reopen as soon as possible. There is not a policy in place to revoke licenses. A restaurant may be closed down until a problem is corrected. This would be the same for food trucks.

4. **Zones/Areas Allowed**- Not within 100 feet of any residential properties. Not within 100 feet of any existing restaurant or food establishment (without written permission of the property owner). Not within 150 feet of a dedicated fire lane easement or a public street. Suggested B1 and/ or B2?

Councilmember Singhania noted the distance to schools.

Mr. Walton suggested B1 & B2 zones because it had to do with the verbiage of drive thru establishments. Being they are mobile, customers would be coming and going more frequently.

Mayor Roznovsky noted the different types of food trucks and designs. If the city does a true food truck court, there should be some type of buffer between food trucks and residential homes.

Ms. Borth noted the footage requirement discussed.

5. **Number of Trucks Allowed**- No limit on the number of trucks allowed per site. However, the site must still meet all other standards and requirements.

Mayor Roznovsky suggested trucks should be allowed by acreage. Mr. Walton also brought up the landscaping requirements.

Ms. Russell stated there is a setback requirement depending on how tall your building is.

6. **Required to Move**- All food trucks participating in a food truck court shall remain fully mobile and operational unless a commissary is provided on site and said food trucks are authorized to utilize the on-site commissary. Food trucks shall report to their designated commissary at least once per day (every 24-hours) for food, supplies, cleaning, and servicing.

Mr. Walton described a commissary. It is a brick-and-mortar facility where the food truck has an agreement with that establishment subject to inspections. It does not have to be an operating kitchen; it is a place where the food truck will go to offload their waste. If there is not a commissary, then the truck would have to move every 24 hours.

Mr. Garcia asked if he installed a grease trap could take care of everything on site, would he have to move? He was told he would not have to move so long as he remained mobile.

Mr. Walton said the only caveat to Winnies is that it is not a licensed food establishment. Winnies does not have a kitchen. The commissary could be the Backyard Patio, The Lounge, or another food establishment. Winnie's Lounge is not a licensed food establishment. He could if he did something similar to Backyard Patio by making the kitchen a permanent installation not a mobile installation.

Another thing to consider is Winnie's could lose their grandfathered status as a bar if they become a restaurant.

Mr. Garcia stated the grandfathered status should not be changed since they are not changing their license, they are just serving food. Ms. Russell replied and said the grandfathered status has nothing to do with the license, it is the zoning code which does not allow Winnie's.

Mr. Garcia will speak to Mr. Walton regarding his license.

7. **Food Truck Log-** Each food truck operator shall maintain a log that contains each date of servicing and the signature of the commissary operator certifying that servicing occurred at the commissary. In lieu of a log, receipts showing the type of purchases, date and time of purchases, and the location of the commissary where purchases were made may be accepted in lieu of a food truck log. The food truck log or receipts shall be made available to city personnel for inspection upon request.
8. **Hours of Operation** – Food truck courts shall only be allowed to engage in sales operations between the hours of 7:00 a.m. to 12:00 a.m.

Councilmember Seth questioned the morning hours. Many people are at work by 7:00 a.m.

9. **Noise-** No amplified sound shall be permitted after 11:00 p.m.

A lot of food truck courts may have music playing. Mr. Mundo noted requirements for zones.

Ms. Russell stated on Sec. 110-78 if you are within 60 ft. of a private residence, you are not allowed to have external amplified sound.

Staff will look into noise requirements and other examples.

10. **Signage-** All signage pertaining to or advertising a food truck and/or its menu shall be attached to the food truck. There shall be no limit to the amount of signage that is allowed on a food truck while the food truck is parked at a food truck court or operation site.

Councilmember Singhania suggested to be careful regarding signage attached to a truck. Mr. Mundo stated the current sign ordinance allows a sign based on the speed of the road. The city does not police internal signs. The city only restricts the pole or monument sign. The signage will be removed and referred to the sign ordinance.

11. **Parking-** One off-street vehicle parking space shall be required for each table that is provided for use by food truck customers. Food truck courts and operation sites must feature an area of sufficient size that is finished with a compacted gravel base, concrete, or asphaltic surface materials on which any food trucks may park and operate. Customer parking must be finished with concrete or asphaltic surface materials.

Mayor Roznovsky suggested parking requirements for food truck courts.

12. **Restrooms-** Permanent restrooms located within a permitted building or structure must be provided on-site within the food truck court for the use of the food trucks and the food truck court's customers, operators, and employees. The minimum number and type of restrooms shall be determined based on the occupant load of the food truck court. No portable or temporary restrooms shall be allowed.

There was agreement that restrooms should be permanent and not portable.

13. **Utility Services-** Each site at the food truck court on which a food truck will be located and operated shall be provided hookups for electricity. Each individual food truck is not permitted to operate a generator at the site unless emergency circumstances necessitate the need for the use of a generator on a temporary basis not to exceed two hours within any given six-hour period of time.

There was agreement for the utility services noted above.

We would automatically require:

1. **Certificate of occupancy for each food truck**
2. **Food Truck Vendor Permit**
3. **Health Permit after inspection**
4. **Safety-** The chief building official, fire marshal and/or the director of code services shall have the authority to require that additional safety measures be provided at a food truck court, operation site or food truck to ensure the health, safety, and welfare of the general public. These additional safety measures may include, but are not limited to, limitations governing the provision of utilities (water, wastewater, electricity, gas, etc.) to the food truck, providing fire extinguisher(s), and adding limitations to the use of deep fat fryers or flat top grills in specific instances.
5. **Refuse, recycling, litter and food preparation byproducts-** Food truck courts shall provide containers of sufficient size and number for the disposal of refuse and recyclables resulting from the food truck court's operation and sales. The containers shall be identified as being for the disposal of refuse and/or recyclables. Greases, oils, vapors and other similar food preparation byproducts shall be kept inside the food truck at all times. Sewage, liquid wastes and food preparation byproducts shall be removed from a food truck at an approved waste servicing area in such a way that a public health hazard or nuisance is not created.
6. **Parking-** The minimum number of required customer parking spaces may be reduced by the planning and zoning commission as part of the site plan approval process should the commission find that the full provision of required parking may not be necessary.
7. **Exceptions-** These regulations shall not apply to food trucks that operate:
 - At a special event that is properly licensed pursuant to a special event permit issued by the city, provided that the food truck is identified in the special event permit application as a participating concessionaire or caterer; or
 - As a vendor at a properly permitted farmers' market for which the food truck has rented space from the farmers' market and/or its organizer(s); or
 - On public property including, but not limited to a public park, public library, recreation or aquatics center, or performing art center at the request of and with the express written permission of the property owner.

Mr. Walton stated the "food truck" incorporates carts, trailers and anything that will be licensed for food preparation.

Ms. Borth will bring forth B-1 and B-2 for zoning.

DISCUSS REQUIREMENTS THAT MASSAGE PARLORS SHOULD HAVE BEFORE OPENING, SUCH AS A SPECIAL USE PERMIT – SHERRI RUSSELL

Mayor Roznovsky shared that there are a lot of illegal activities that take place in businesses including massage parlors. Mayor Roznovsky shared he has seen data that includes four local businesses that fall into this category.

Curtis Swisher – 1902 Sugar Mill Lane

Mr. Swisher was present with a part of the National Organization Refuge for Women. They provide residential healing and recovery for women who have escaped sex trafficking. They were alerted by Joe Madison from Demand Disruption that there are illegal massage parlors operating in the city. After doing some online research he determined there are four parlors that offer sex for sale. Business names were not mentioned.

Mr. Swisher shared information on how these illegal businesses harm the city. He also shared other cities have an ordinance in place to combat these types of illegitimate businesses. An ordinance will protect victims and legitimate businesses. Mr. Swisher asked council to take swift action to make Lake Jackson off limits to illicit massage businesses and as a prominent city in Brazoria County Lake Jackson has the ability to lead the way regarding this issue.

Councilmember Seth shared her experience as a nurse in dealing with sex trafficking victims. Houston is one of the main sex trafficking routes in Texas.

Mayor Roznovsky reminded everyone that a few years ago sex trafficking had hit our community. An individual was luring teens into a local hotel. There are indications that this exists in our community. Mayor Roznovsky stated cities need to act now.

Melinda Hearn – 234 Sleepy Hollow

Ms. Hearn stated the trafficking is out there. She has worked hard and went to a lot of school to build her practice up legitimately. Some of the rules have been changed from when she first started. These establishments do not go by the rules or codes. She has lost an employee because of this. Ms. Hearn stated she had a gentlemen call her office and speak to the receptionist. He wanted to know if they had Asian therapist there. Ms. Hearn felt very humiliated and said this is scary.

There was discussion about forms that are required by practices.

Threatens the reputation of good businesses. These businesses want cash only to not report taxes. It is organized crime.

Mayor Roznovsky was thankful for Ms. Hearn coming in.

Mayor Roznovsky shared that Joe Madison is willing to work with the city to help educate and train staff on what to look for. He would like to move forward if council agrees and ask Mr. Madison to come in and either do a workshop or have Mr. Madison work with staff. This would be a way to start and at the very least bring an ordinance as soon as possible and produce a strategy on educating the Fire Marshal and Code Enforcement Department.

Council agreed to move forward.

DISCUSS AND CONSIDER 2022 CONSUMER PRICE INDEX (CPI) ADJUSTMENT TO MUNICIPAL TELECOMMUNICATIONS RIGHT-OF-WAY ACCESS LINE RATES – MODESTO MUNDO

Mr. Mundo stated the rate is for the telecommunications to be allowed in the right of way. If no action is taken the rate will increase 2.5%. Mr. Mundo asked if council would want to set a lower rate.

Mayor Roznovsky asked why the city would agree with the rate decrease since it gets passed on to the customer.

Mr. Mundo recommended the increase but wanted to bring it to council. This is basically a rental fee for use of the right of way. No action is needed for the PUC to activate the increase.

DISCUSS ANIMAL CONTROL FACILITY DESIGN – MEAGAN BORTH

Ms. Borth stated that Thorne Architects has done an amazing job with the concept along with members of staff.

Ms. Borth went over an illustration showing what the building will look like. The total square feet of the building will be 13,222. Cats and dogs will be kept in separate quarters. There is a food prep and laundry area. The facility will hold up to 100 dogs.

There will be a pen area for animals that are not dogs or cats. There will also be a separate quarantine area.

Councilmember Singhania asked if there would be a veterinarian on site. Ms. Borth responded and said at this point operational policies have not been set. The plan is to have a board working to come up with a policy and make recommendations to council. Ms. Borth also noted that the current thought is to have animal control officers (ACO) become vet tech certified. The board will determine at what point an animal would be taken to the vet if the ACO's are not able to manage a situation with their vet tech certification.

There is an unfinished space that can be built out in the future on the second floor.

Mr. Mundo said he was concerned about the increasing construction costs.

Ms. Borth stated there will be some "add alternates" included in the bid. If the project comes in over budget, they will scale back on things that are optional.

Mr. Mundo asked if the lift station that services this area would be sufficient. Mr. Aguirre stated a lift station would have to be installed. The nearest receiving stream is at the SPCA, all the other facilities like the transport facility had to put in a lift station and pump into a force main.

This will have to be budgeted for. Mr. Aguirre estimated \$50,000 - \$100,000 would be needed.

Ms. Borth stated the building will be city colors with green and a gray to help hide dirt. The quality was not sacrificed, and Thorne Architects is very aware of the city's budget.

AUTHORIZE CITY MANAGER TO EXECUTE A CONTRACT THROUGH TIPS COOPERATIVE WITH NATIONAL WORKS, INC. FOR LIFT STATION 34 REPAIRS IN AN AMOUNT NOT TO EXCEED \$77,854

Ms. England stated the hope is for these repairs to come in less than the \$77,854. This will be the first rehab off Dewberry.

On motion by Councilmember Baker seconded by Councilmember Seth with all present members voting “aye” the City Manager was given authorization to execute a contract through TIPS Cooperative with National Works, Inc. for lift station 34 repairs in an amount not to exceed \$77,854.

UPDATE ON NEW BUSINESS COMING TO THE CITY – DAVID WALTON

Mr. Walton stated there have not been any new businesses that have applied for a permit. The old Arlan’s building is being divided up. Family Dollar has submitted a permit for a space. Councilmember Singhanian stated he saw a sign hiring for Harbor Freights, but they have not applied for a permit.

Mr. Walton did confirm there will be batting cages, indoor golf, and sports training at the old HEB building on Dixie.

The two buildings by the HEB are shell buildings.

CITY MANAGER UPDATES

Nuisance Complaint on Pin Oak – Mr. Mundo said the residents from Pin Oak have decided to withdraw their complaint but would still like for the city to consider an ordinance limiting animals.

Mayor Roznovsky stated the nuisance ordinance is there to address problems. He also noted that limiting the number of animals a person can have would affect fostering families.

Councilmember Seth suggested leaving it alone.

Mr. Mundo said this could be added to a future agenda for further discussion if council agreed.

Ditch on Mulberry – Mr. Aguirre will get an estimate of the cost for this project. Currently there is a ditch on Pine Street in worse shape that will be repaired. Two hundred seventy feet for the slope paving is roughly \$160,000.

Mr. Aguirre stated the resident was granted a variance for the setback by the Zoning Board of Adjustments. Mr. Aguirre said the property and fence lines should be verified.

Mr. Mundo noted this will not be a quick solution. It will be an item that will be added to the CIP to see if it makes priority.

CONSTRUCTION UPDATES

- a. General Fund Projects
- b. Utility Fund Projects
- c. Downtown Phase III
- d. Bond Projects
 - 1. Infrastructure

2. Facilities

e. Half-cent Projects

Mr. Aguirre noted the following:

- Expect inconveniences during the Downtown construction.
- The canopies are at a standstill.
- Lakewood Manor Project on Huisache has started and the trees are starting to be cleared.
- Next planners meeting will have final plat on Harmony Park on Garland Drive.
- Next planners meeting will have administrative review for 2004 development.
- Still working on the road to the mulch site.

Ms. Borth

- The library flooring is on track and a few days ahead of schedule.

Ms. Hyden

- Broke ground at the skate park.
- Garland tennis courts are complete.
- Harry Blevins on Saturday at 4:00 p.m. with little league opening ceremonies

ITEMS OF COMMUNITY INTEREST

There were no items of community interest.

ADJOURNMENT

There being no further business the meeting adjourned at 9:15 p.m.

These minutes read and approved this 4th day of April 2022.

Gerald Roznovsky, Mayor

Sally Villarreal, City Secretary